

**UNIVERSITY OF WASHINGTON
ENVIRONMENTAL CHECKLIST**

A. BACKGROUND

1. Name of proposed project.

Shaub-Ellison Parcel Brownfields Cleanup

2. Name, address, and telephone number of applicant:

University of Washington
Capital Projects Office
University Facilities Building, Annex 2
Box 352205
Seattle, Washington 98195-2205
(206) 543-5200

3. Name, address, telephone number of contact person.

David M. Ogrodnik, Senior Facilities Engineer - Environmental
University of Washington
Engineering Services
Plant Operations Annex 6
Box 352165
Seattle, Washington 98195-2165
(206) 221-4285

4. Date checklist prepared:

September 13, 2005

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):

- a. Design Development – July through September 2005
- b. Final Cleanup Plans and Specifications – November 2005
- c. Initiate Cleanup Construction – March 2006
- d. July 2007 to ? – Continued Operation of Remediation System, Monitored Natural Attenuation and Groundwater Monitoring

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. Future cleanup actions recommended for other locations at the UW Tacoma Campus are not included as part of this project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- a. *Remedial Investigation Report, Revision 1.1, University of Washington, Tacoma Campus, Tacoma Washington*, approved by Ecology on February 21, 2003 (RI report),
- b. *Draft Feasibility Study, University of Washington, Tacoma Campus, Tacoma Washington* dated April 14, 2003 (FS report).
- c. *Draft Interim Cleanup Action Plan, Shaub-Ellison Parcel Brownfields Cleanup, Ecology Agreed Order #DE97HW-S238, 1902 Pacific Avenue, UW Tacoma Campus, Tacoma, Washington*, September 9, 2005.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending.

10. List any government approvals or permits that will be needed for your proposals, if known.

A City of Tacoma street use permit may be required to conduct construction activities within the sidewalk area located east of the Shaub-Ellison Parcel.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Shaub-Ellison Parcel site is located at 1902 Pacific Avenue on the University of Washington (UW) campus in Tacoma, Washington. It is located along the east edge of the UW Tacoma campus and is bounded by Pacific Avenue to the east, Commerce Street to the west, the former 19th Street right-of-way to the north, and the Office Furniture Parcel to the south.

The Shaub-Ellison Parcel site was previously occupied by a tire manufacturer's sales and installation store until 1993 when the UW purchased the property. Sources of petroleum contamination that were located on the site included a vehicle hoist and lube pit with a floor drain, and five underground storage tanks (USTs). The USTs ranged in size from 500 gallons

to 8,000 gallons and were likely used to store gasoline and heating oil. The USTs and petroleum-contaminated soil were removed in several phases between 1994 and 1996. The UW constructed a terraced and landscaped plaza (Pacific Gateway Plaza) on the site after the Shaub-Ellison building was demolished.

Gasoline-range petroleum hydrocarbon-contaminated soil is located beneath subsurface utilities and the plaza/landscaped areas along the northern boundary of the Shaub-Ellison Parcel. The northernmost contaminated soil extends beneath the existing concrete stairs beneath the former South 19th Street right-of-way. A small area (approximately 200 square feet) of gasoline-range-contaminated soil is located in the southeast portion of the site near Pacific Avenue. The petroleum-impacted soil is present at depths ranging from approximately 15 to 25 feet below ground surface (bgs). Based on the Draft FS, an estimated 300 to 500 cubic yards of contaminated soil remain beneath the site (draft FS report, pages 3-15). Petroleum-contaminated groundwater associated with these soils is also present.

In-situ aerobic treatment and monitored natural attenuation will be implemented to address the soil and groundwater contamination. Institutional control measures will be implemented to reduce potential human exposure to residual petroleum contamination in soil and groundwater. Based on contaminant distribution in the parcel, in-situ aerobic treatment will use four to six two-inch diameter wells, and low-flow, low-pressure air injection into the subsurface using an above-ground blower. Air injection would increase oxygen concentration in the unsaturated soil, enhancing the biodegradation process. A temporary one to five-horsepower blower and an oxygen cylinder will be installed onsite in an above-ground equipment enclosure. This equipment will connect to the wells via buried two-inch PVC conduit. Equipment will be decommissioned and removed when treatment is complete. Treatment is expected to occur for about five years.

**12. Location of the proposal (street address or section, township, and range, if known).
Provide a site plan, vicinity map, and topographic map, if reasonably available.**

The Shaub-Ellison Parcel is located at 1902 Pacific Avenue on the UW campus in Tacoma, Washington (Section 04, Township 20, Range 30).

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The Shaub-Ellison Parcel site is occupied by a terraced and landscaped open-space plaza (Pacific Gateway Plaza).

b. What is the steepest slope on the site (approximate percent slope)?

The Shaub-Ellison Parcel site is terraced and is generally flat. The overall slope of the site is approximately 7%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The geologic units that underlie the UW Tacoma Campus are a combination of natural and fill soils. In general, the fill consists of reworked glacial deposits from cut areas.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There is no filling or grading proposed for this project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Installation of wells and trenching associated with conduit installation is not expected to cause soil erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No additional impervious surfaces will exist after installation of the treatment system. Current surface conditions will be maintained after well and conduit installation.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Filter fabric will be installed over stormwater inlets during construction activities to prevent sediment runoff.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

A truck-mounted drill rig will be required during the anticipated one to two-week (maximum) construction period. The drill rig truck may emit minor engine exhaust during construction. The aerobic treatment system will operate at low-flow and low-pressure to avoid the potential for surface emission or migration of volatile organic compounds to adjacent structures or utilities.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

No emission controls are anticipated for this remedial action.

3. Water

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill materials**

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to round water? Give general description purpose, and approximate quantities if known.**

Groundwater will be sampld periodically to monitor the groundwater treatment process. Otherwise, groundwater will not be withdrawn. Water will not be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged to groundwater.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff will discharge to existing stormwater inlets that connect to the City of Tacoma stormwater system. The local City of Tacoma stormwater system discharges to the Thea Foss Waterway. No other site runoff will be generated.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No. Contaminated groundwater collected during periodic groundwater sampling will be stored, characterized, and properly disposed.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

a. Indicate types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing landscape plants and shrubbery will be disturbed during well and conduit installation. Landscaping will be replaced or repaired after construction.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Plantings impacted during construction will be replaced.

5. Animals

a. Indicate any birds and animals which have been observed on or near the site or are known to be on or near the site:

None.

b. List any threatened or endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical power will be provided to operate the aerobic treatment system one to five-horsepower blower motor. Electrical service will be provided below-grade.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Petroleum-contaminated soil and groundwater is present approximately 15 to 25 feet below ground surface. The leading edge of a chlorinated solvents plume also exists in the groundwater. Construction and environmental consultant personnel have the potential to be exposed to petroleum-contaminated soil and groundwater and chlorinated solvents in groundwater during drilling, sampling, and monitoring activities. Personnel conducting these activities will be properly trained to minimize the risk of exposure.

- 1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

A site-specific Health and Safety Plan and a Sampling Plan will be developed prior to construction. These plans will be implemented.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short- or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

A truck-mounted drilling rig is expected to generate noise during the one to two-week construction period. The above-ground, low-flow aerobic treatment system blower will be enclosed and is not expected to generate appreciable noise.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The Shaub-Ellison Parcel is occupied by an open-space plaza.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Commercial (major institution).

f. What is the current comprehensive plan designation of the site?

The Shaub-Ellison Parcel site will remain an open-space plaza.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Zero.

j. Approximately how many people would the completed project displace?

Zero.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure that the proposal is compatible with existing and projected land uses and plans, if any:

The current (and future) use of the Shaub-Ellison Parcel site is an open-space plaza. This usage is consistent with the UW Tacoma Campus Master Plan.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Zero.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Zero.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. No structures are proposed as part of this project.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Disturbed landscaping will be replaced or repaired after construction.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Shaub-Ellison Parcel serves as the Pacific Gateway Plaza (open space). No other recreational opportunities are present in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The Pacific Gateway Plaza will not be available for approximately up to two weeks during the construction period. The plaza will be returned to existing conditions at the end of construction.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The Shaub-Ellison Parcel is located on the UW Tacoma Campus. The UW Tacoma Campus is a designated National Historic District by the National Register of Historic Places. The UW Tacoma Campus is also located within the Tacoma Landmark District.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

The Shaub-Ellison Parcel site is served by Pacific Avenue.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The UW Tacoma Campus is served by Pierce County Transit (buses) and Sound Transit (light rail). The nearest transit stops are located within 200 feet of the Shaub-Ellison Parcel.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Zero.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Shaub-Ellison Parcel site is located adjacent to Sound Transit light rail.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Zero.

- g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

- a. Circle utilities available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed?

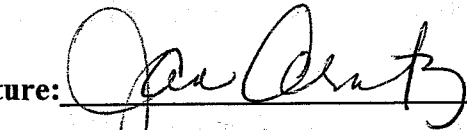
The aerobic treatment system one to five-horsepower blower will require electrical service.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. If understand that the lead agency is relying on them to make its decision.

Signature: _____

Date: _____



Submitted: _____

9.14.05